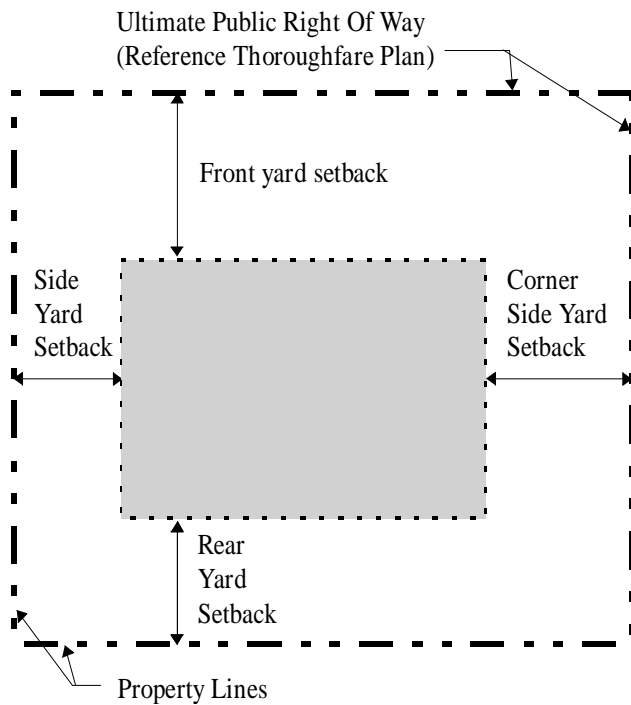


SPECIFIC AREA STANDARDS:



EMERGING GROWTH AREAS MEASUREMENT OF SETBACKS BUILDINGS, DRIVES, AND PARKING AREAS IN O, I, AND C DISTRICTS

- The terms “setbacks” and “yard requirements” are used interchangeably in the Zoning Ordinance. Buffer requirements are determined separately (reference Countywide Standards for buffer widths and associated landscaping requirements).
- Reference Countywide Standards for details of Perimeter Landscaping requirements.
- Setbacks for gas pumps and drives serving gas pumps shall be the same as for buildings and drives.

Right of Way Classification	Zoning District			Required Perimeter Landscape	Notes and Legend
	O, C, & I1	I2	I3		
Limited Access Roads					
All setbacks ¹	40'	40'	40'	A	
Permitted reductions	none	none	none	-	
Major Arterials					
All setbacks ^{1,4}	75'	75'	90'/ 75'	B	■ Building setback
Permitted reductions ⁴	50'	none	none	C	— Drives & parking setback
Other Public Right of Ways					
All setbacks ¹	40'	60'/ 40'	90'/ 40'	A	
Permitted reductions	25'	none	none	C	
Side and Rear Yards Not Abutting a Right of Way⁵					
Standard Side Yard ²	30'	30'	30'	A*	*No landscaping required next to I-2 & I-3 only
Permitted reductions ^{2,3}	10'	10'	10'	B*	
Standard Rear Yard ²	40'	40'	40'	A*	
Permitted reductions ^{2,3}	20'	20'	20'	B*	

¹Rear yard setbacks abutting limited access roads are increased one foot for every foot in building height exceeding 45'.

²Side and rear yards setbacks are increased one foot for every foot in building height exceeding 45'.

³Reduction not permitted adjacent to Residential or vacant Agricultural Districts identified for residential use in the Comprehensive Plan.

⁴See setback averaging under Countywide Standards to determine if other exceptions to standard setbacks apply.

⁵Setbacks for industrial zoned properties adjacent to residential or agricultural parcels shall be increased as follows:

I-1 All setbacks = 100'

I-2 All setbacks = 200'

I-3 All setbacks = 300'

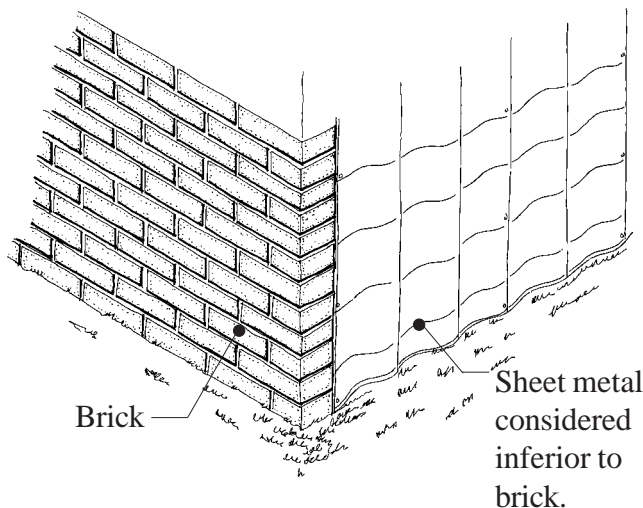
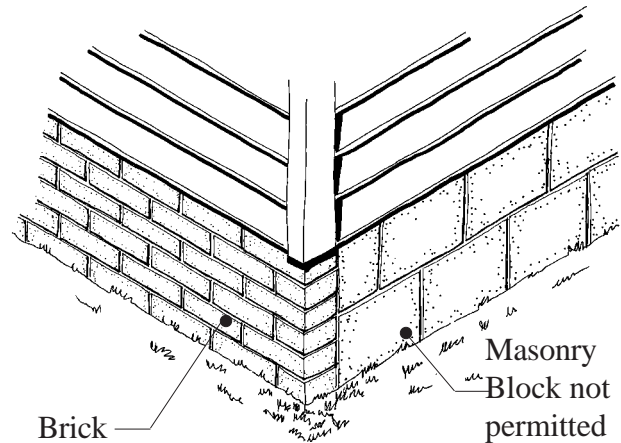
All I-3 setbacks adjacent to O, C, or I-1 parcels shall be 200'.

SPECIFIC AREA STANDARDS:

EMERGING GROWTH AREAS ARCHITECTURAL TREATMENT

Section 19-595. Architectural Treatment

No building exterior (whether front, side, or rear) which would be visible to any district zoned agricultural, residential, townhouse residential, multifamily residential, office or any public right-of-way shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property.



No building exterior shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. (Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

Recommendation: Concrete block should be colored with integral pigment or painted with a concrete color stain. Use of stain will require owner to commit to perpetual maintenance of color and finish. Exposed metal exterior surfaces should be treated with a factory applied color finish.

Reference Countywide standards for mechanical equipment screening requirements.

Reference Countywide standards for additional requirements for architectural treatment.

